CALCULATIONS

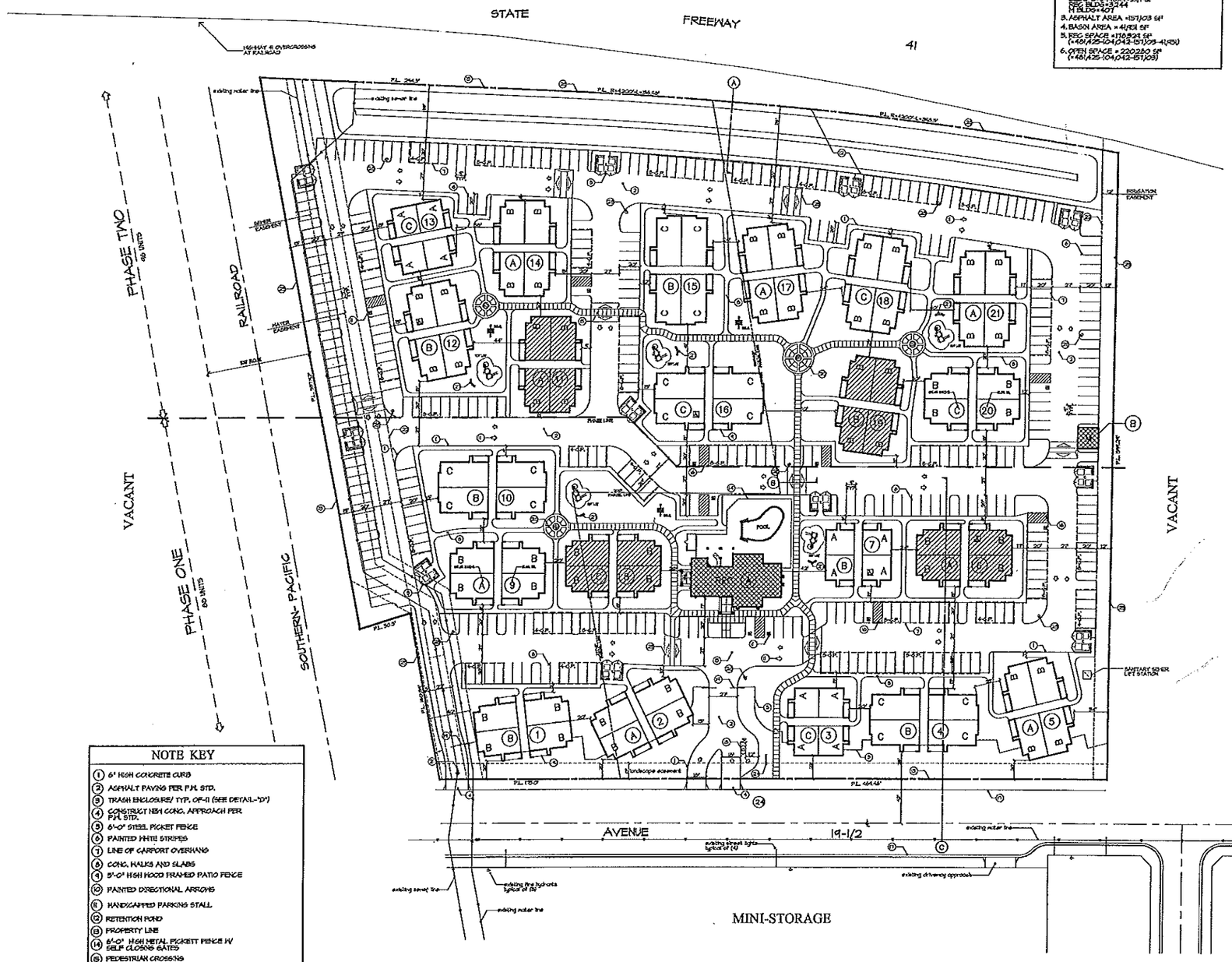
1. TOTAL LAND AREA =(6,423 SF (1.03 AC)
2. BUILDING FOOTPRINT AREA 104,042 SF
   BLDG 1=(2,662+2,662)=5,324
   BLDG 2=(2,662+2,662)=5,324
   BLDG 3=(5,446+4)=21,742
   REC BLDG=3,244
   TI BLDG=407
3. ASPHALT AREA =157,103 SF
4. BASIN AREA = 41,151 SF
5. REC SPACE =176,921 SF
   (=(41,425-104,042-157,103-41,151)
6. OPEN SPACE = 220,240 SF
   (=(41,425-104,042-157,103)

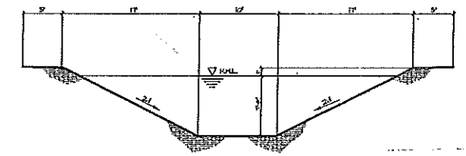
STATISTICS:

LAND:
LAND AREA EQUALS APPROX. 11 ACRES WITH 164 UNITS (16.7 UNITS PER ACRE)
PROJECT DENSITY PER GROSS ACRES 6.01 + 5.04 = 11.05 ACRES = 16.5 UNITS)

				PHASE-1:	PHASE-2:
UNITS:					
UNIT A	1 BEDROOM 1 BATH	24 UNITS		16 UNITS	8 UNITS
UNIT B	2 BEDROOM 2 BATH	128 UNITS		56 UNITS	72 UNITS
UNIT C	3 BEDROOM 2 BATH	32 UNITS		16 UNITS	16 UNITS
		TOTAL = 164 UNITS		88 UNITS	96 UNITS
FOOTAGES:					
UNIT A	650 SQ. FT. X 24 UNITS = 15,600 SQ. FT.			10,400 S.F.	5,200 S.F.
UNIT B	428 SQ. FT. X 128 UNITS = 118,400 SQ. FT.			51,800 S.F.	66,600 S.F.
UNIT C	1,100 SQ. FT. X 32 UNITS = 35,200 SQ. FT.			17,600 S.F.	17,600 S.F.
		TOTAL = 164,200 SQ. FT.		79,800 S.F.	84,400 S.F.
PARKING:					
164 CARPORTS				88	46
164 OPEN STALLS				88	46
328 STALLS TOTAL:				176	192

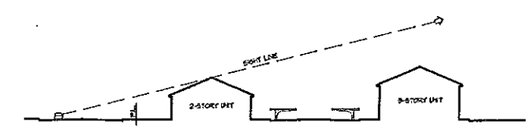
NOTE:
1. LIDDORE CANAL & IRRIGATION COMPANY EASEMENT RECORDED OCTOBER 11, 1923 IN BOOK 1 OF LIEN MAPS PAGE 31, FRESNO COUNTY, CALIFORNIA. THIS EASEMENT IS NOT DEDICATED FOR USE BY THE PUBLIC OR FOR PUBLIC USE.
2. SOUTHERN CALIFORNIA GAS COMPANY EASEMENT PER PRELIMINARY TITLE REPORT EXCEPTION 6 & 7 IS LOCATED 260.57' NORTHWEST OF APN 023-160-03



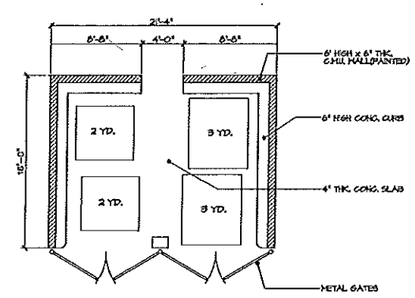


SECTION (A)
STORM DRAINAGE RETENTION BASIN

SECTION (B)
SPEED BUMP



SECTION (C)
LOOKING SOUTH



TRASH ENCLOSURE (D)
TYPE-2

NOTE KEY

1. 6" HIGH CONCRETE CURB
2. ASPHALT PAVING PER F.M. STD.
3. TRASH ENCLOSURE/ TYP. OF-11 (SEE DETAIL-"D")
4. CONSTRUCT NEW CONC. APPROACH PER F.M. STD.
5. 6'-0" STEEL PICKET FENCE
6. PAINTED WHITE STRIPES
7. LINE OF CARPORT OVERHANG
8. CONC. WALKS AND SLABS
9. 5'-0" HIGH WOOD FRAMED PATIO FENCE
10. PAINTED DIRECTIONAL ARROWS
11. HANDICAPPED PARKING STALL
12. RETENTION POND
13. PROPERTY LINE
14. 6'-0" HIGH METAL PICKETT FENCE W/ SELF CLOSING GATES
15. PEDESTRIAN CROSSING
16. HANDICAP RAMP
17. EXISTING CURB AND GUTTER
18. CARD READER
19. AUTOMATIC OPENING ENTRY GATES
20. DECORATIVE PAVING
21. EXIT ONLY
22. EASEMENT LINE
23. SPEED BUMP
24. 4'x6' MONUMENT SIGN
25. 6'-HIGH CONCRETE MASONRY FENCE PER CITY STANDARD
26. EXISTING 6'-HIGH CHAIN LINK FENCE
27. BENCH
28. FIRE HYDRANT

SCHEMATIC SITE PLAN

SCALE: 1" = 40'-0"

0 50 100
SCALE IN FEET
N

LEGEND:

- ONE STORY BUILDING
- TWO STORY BUILDING
- THREE STORY BUILDING

COLOR SCHEDULE:

(A)	COLOR SCHEME-A: STUCCO: BLUE EAGLE E-56 CANYON CLAY TRIM & DOORS: ICI 501 CHURCH STREET
(B)	COLOR SCHEME-B: STUCCO: BLUE EAGLE E-58 PEBBLE BEACH TRIM & DOORS: ICI 614 STORNGTON BEIGE
(C)	COLOR SCHEME-C: STUCCO: BLUE EAGLE E-54 SAGE TRIM & DOORS: ICI 73 IVORY COAST
	ROOF: GAF TIMBERLINE — STONE: ELDORADO STONE

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8730 N. West Suite 111
Fresno, Ca 93711
559-275-0900

DATE: 3.13.12
JOB NO. 1128

SSP

OF 00 SHEETS

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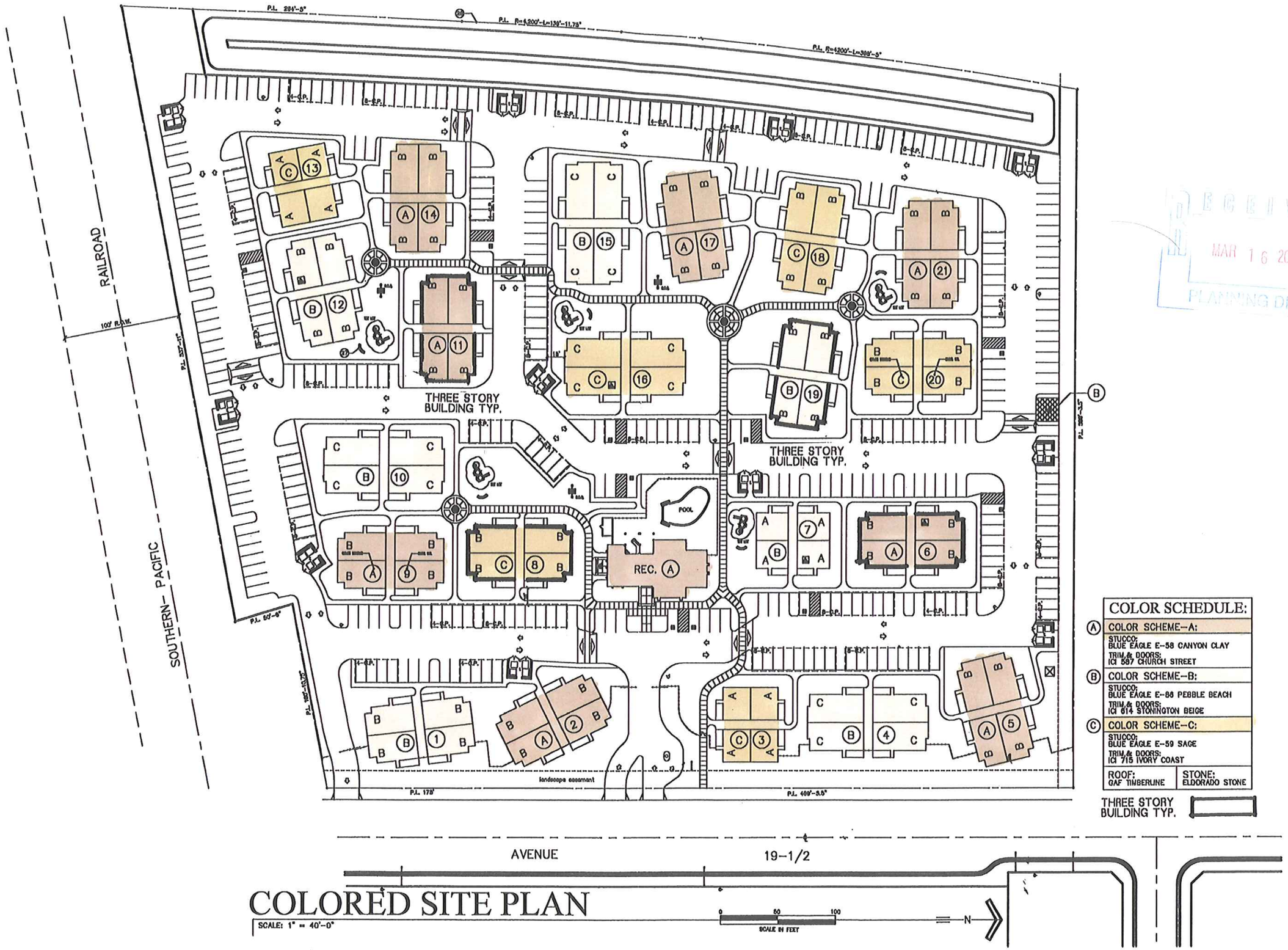

COLORED SITE PLAN

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CONCEPTUAL PLANTING LEGEND

TREES

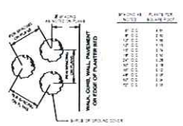
SYM.	BOTANICAL NAME	COMMON NAME	WATER USE*	SPACING
	LAGERSTROEMIA INDICA	PINK CRAPE MYRTLE	LOW	AS SHOWN
	LAURUS NOBILIS 'SARATOGA'	GREEKAN LAUREL	LOW	AS SHOWN
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	AS SHOWN
	PHOTINIA SERRULATA	CHINESE PHOTINIA - TREE FORM	LOW	AS SHOWN
	ROBINIA X AMBIGUA 'IDAHOENSIS'	PURPLE ROSE LOCUST	LOW	AS SHOWN

SHRUBS

SYM.	BOTANICAL NAME	COMMON NAME	WATER USE*	SPACING
	CUPRESSUS SEMPERVIRENS	TINY TOWER'S ITALIAN CYPRESS	LOW	AS SHOWN
	HEMEROCALLIS SPP.	'STELLA DE ORO' DAYLILY	MED	2'-5'
	LAGERSTROMIA INDICA	PINK CRAPE MYRTLE - BUSH FORM	LOW	AS SHOWN
	LIGUSTRUM TEXANUM	WAXLEAF PRIVET	MED	3'-5'
Lc	LOPOPETALUM CHINENSE	FRINGE FLOWER	MED	3'-4'
	PHORMIUM TENAX 'JACK SPRATT'	NEW ZEALAND FLAX	LOW	AS SHOWN
	RAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORNE	LOW	3'-4'
	RAPHIOLEPIS INDICA 'UMBELLATUM'	UMBELLATUM INDIAN HAWTHORNE	LOW	3'-4'
Rf	ROSA FLORIBUNDA	KIESER'S ROSE	MED	4'-5'
	ROSA NOISETTEE	RED CARPET ROSE	LOW	3'-4'
	SPIRAEA X BUMALDA	ANTHONY WATERER SPIREA	MED	3'-4'
	TULBAGHIA VIOLACEA	SOCIETY GARLIC	MED	2'-3'
Xc	XYLOSMA CONGESTUM	SHINY XYLOSMA	MED	4'-5'
	HEMEROCALLIS SPP. 'STELLA DE ORO'	STELLA DE ORO DAYLILY	MED	18" O.C.

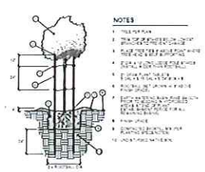
VINES / GROUNDCOVER

SYM.	BOTANICAL NAME	COMMON NAME	WATER USE*	SPACING
	LONICERA JAPONICA	JAPANESE HONEYSUCKLE	LOW	AS SHOWN
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	18" O.C.
	LONICERA JAPONICA	JAPANESE HONEYSUCKLE	MED	18" O.C.
	BERMUDA - AS-1		MED	AS SHOWN

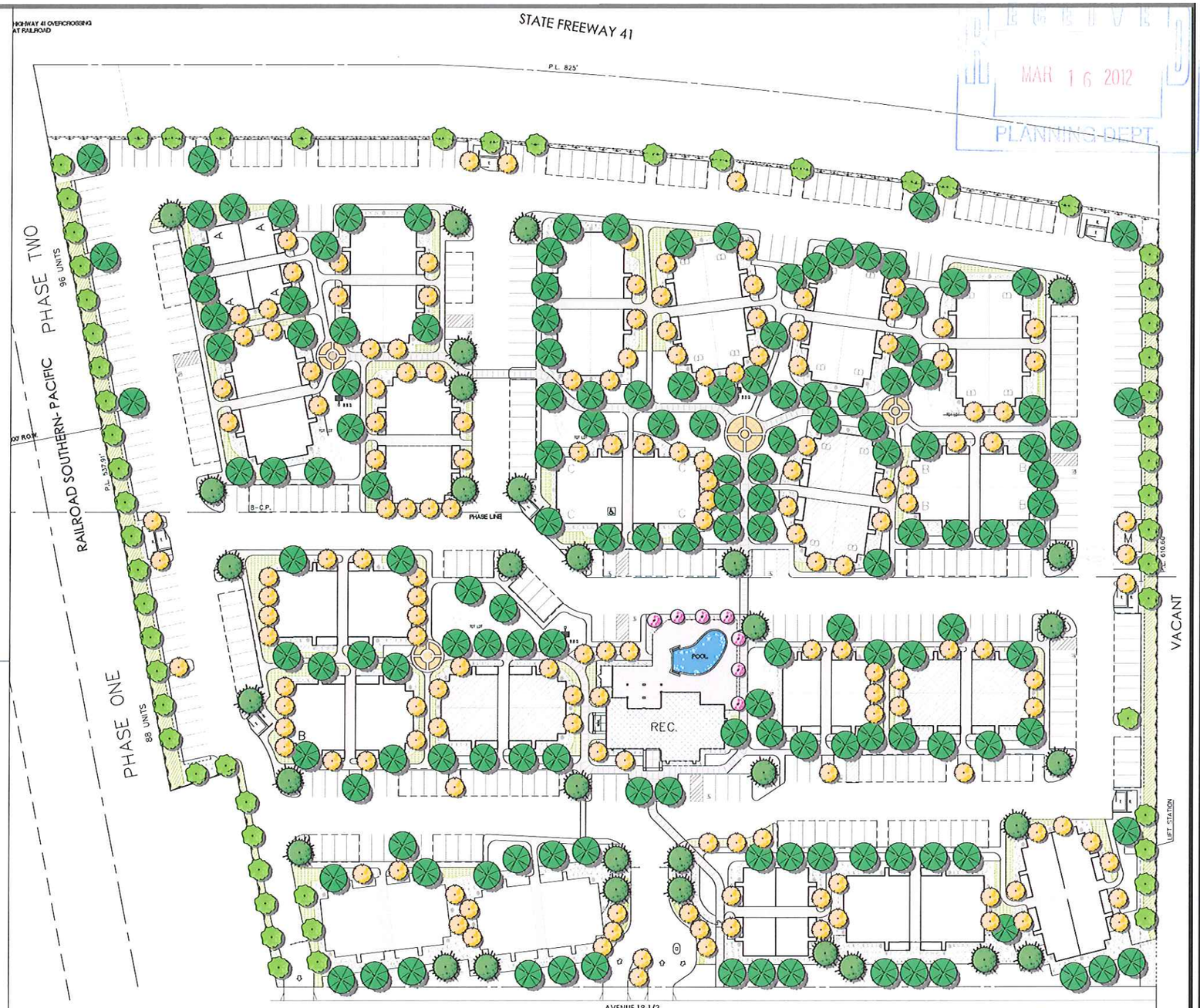


GROUNDCOVER SPACING

SHRUB PLANTING



TREE PLANTING



CONCEPTUAL PLANTING PLAN

SCALE: 1"=30'

30' 0 30' 90'

UNDERGROUND SERVICE ALERT
CALL TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

MAR 16 2012
PLANNING DEPT.

Riverside Nursery & Landscaping Inc.
5215 North Golden State Blvd. (559) 275-1891 x103
Fresno, CA 93722 Fax 275-3927
State Lic. # 440334 mail@riversidelandscape.com

PROJECT:
LEMOORE APARTMENT COMPLEX

PREPARED FOR:
ALAN WEBER

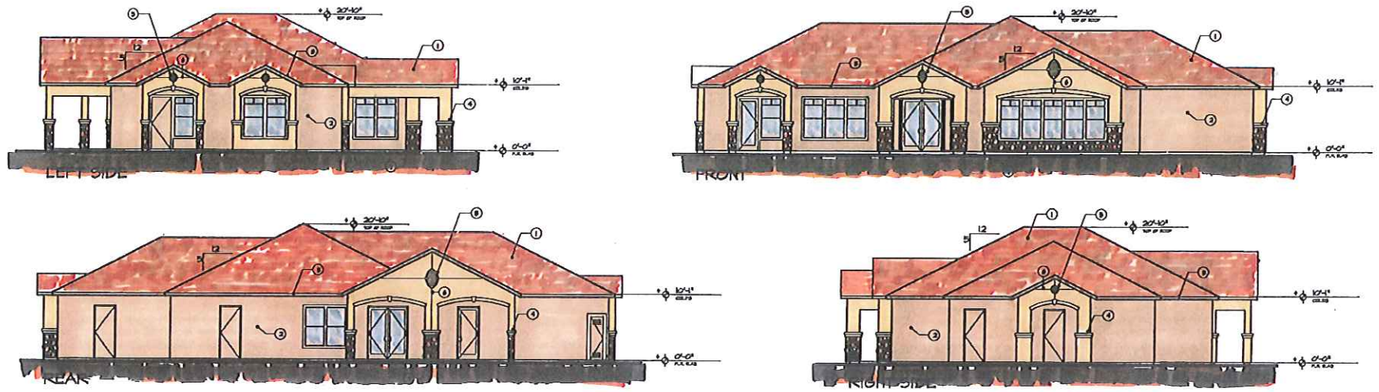
REVISIONS

NO	DATE
1	
2	
3	

SHEET TITLE
LANDSCAPE PLANTING PLAN

DRAWN BY: J.B.
PHASE:
SCALE: AS SHOWN
DATE: 1.23.12.
JOB NUMBER: 100802

SHEET NUMBER
L-1
OF 1 SHEETS



EXTERIOR ELEVATIONS RECREATION BUILDING
SCALE = 1/8" = 1'-0"

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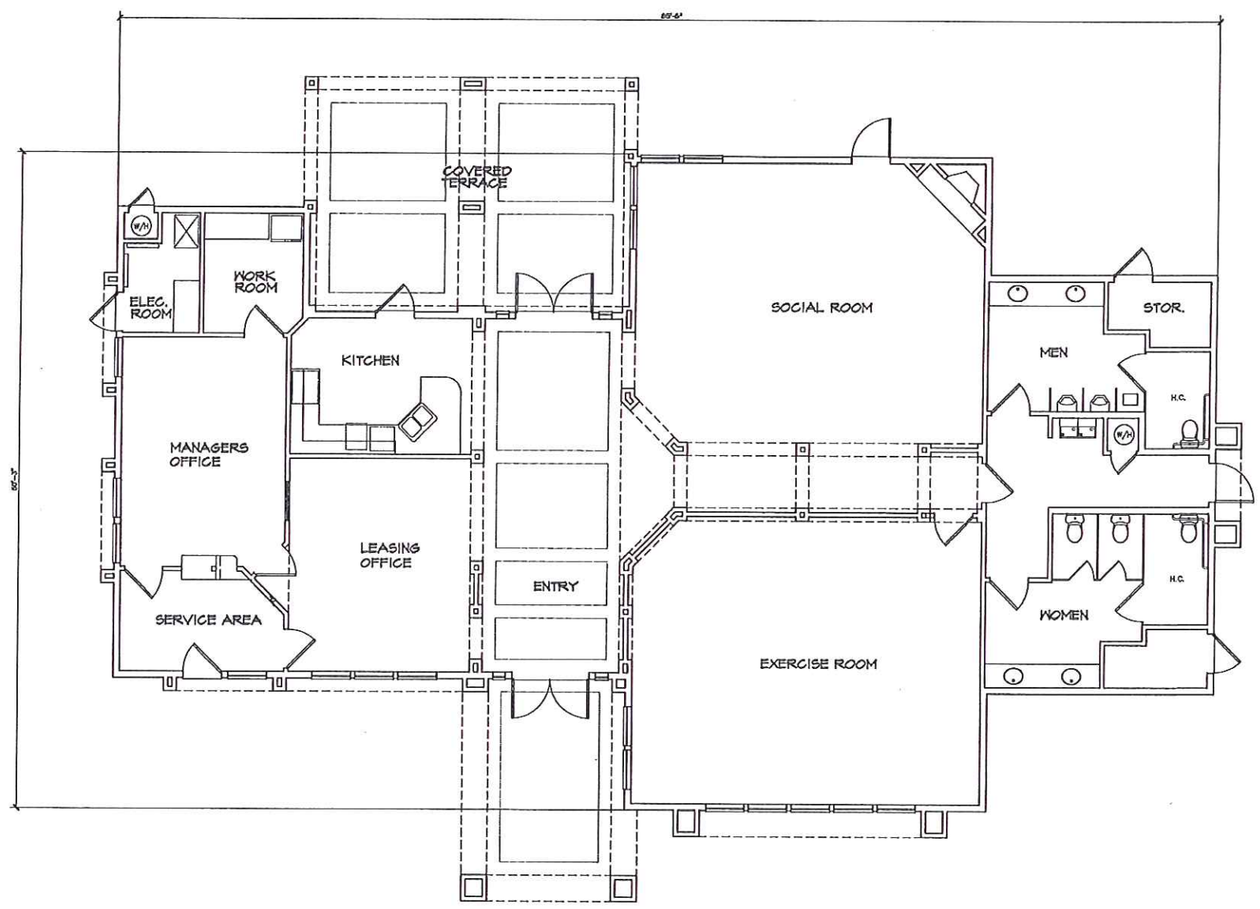
NOTE KEY	
1.	COMPOSITION SHINGLE ROOF
2.	STUCCO W/ MULTIPLE COLOR SCHEME
3.	WOOD FACIA
4.	STUCCO O/ PREFORMED TRIM
5.	DECORATIVE VENT
6.	EXPANSION JOINT (TYP. AS SHOWN)
7.	STONE VENEER

COLOR SCHEDULE:	
(A)	COLOR SCHEME-A:
	STUCCO: BLUE EAGLE E-58 CANYON CLAY TRIM & DOORS: ICI 5017 CHURCH STREET
(B)	COLOR SCHEME-B:
	STUCCO: BLUE EAGLE E-66 PEBBLE BEACH TRIM & DOORS: ICI 614 STONINGTON BEIGE
(C)	COLOR SCHEME-C:
	STUCCO: BLUE EAGLE E-54 SAGE TRIM & DOORS: ICI 715 IVORY COAST
	ROOF: GAF TIMBERLINE / STONE: ELDORADO STONE

NOTE:
SEE SITE PLAN FOR (A), (B), & (C) COLOR SCHEMES



FLOOR PLAN RECREATION BUILDING 3,217 SQ. FT.
SCALE = 1/8" = 1'-0"

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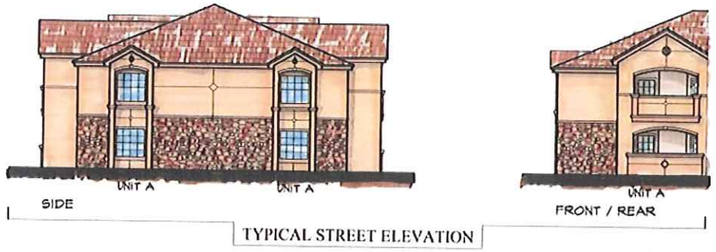
Fresno, Ca 93711
559-276-0900

DATE: 3/2/12
JOB NO. 1126

FP-E
OF 00 SHEETS



TYPICAL STREET ELEVATION

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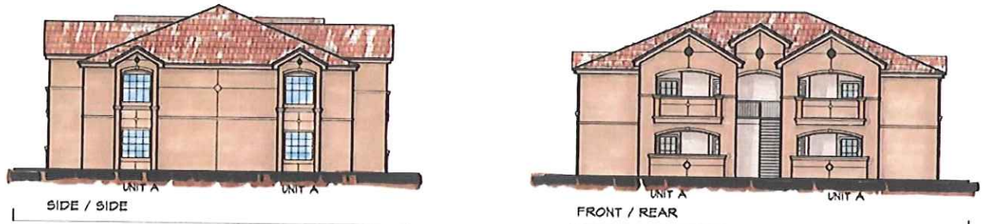
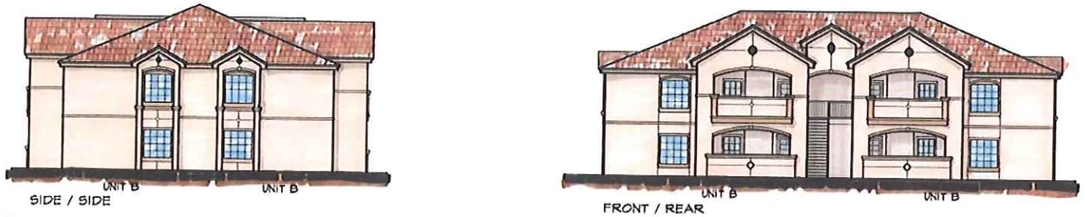


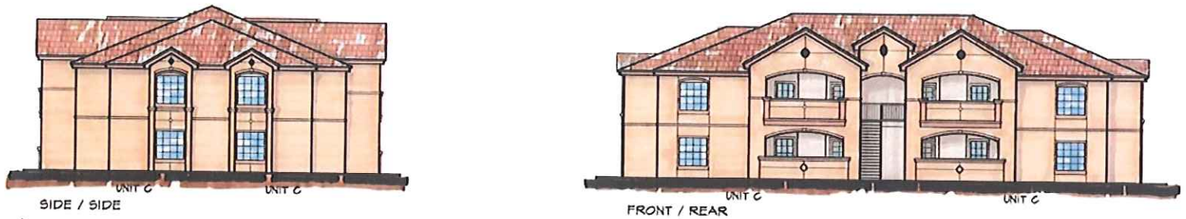
BUILDING TYPE - 1

COLOR SCHEME A



BUILDING TYPE - 2

COLOR SCHEME B



BUILDING TYPE - 4

COLOR SCHEME C

EXTERIOR ELEVATIONS

SCALE = 1/8" = 1'-0"

Weber Inc.

DATE: 01/24/12
JOB NO. 1126

Elev-2
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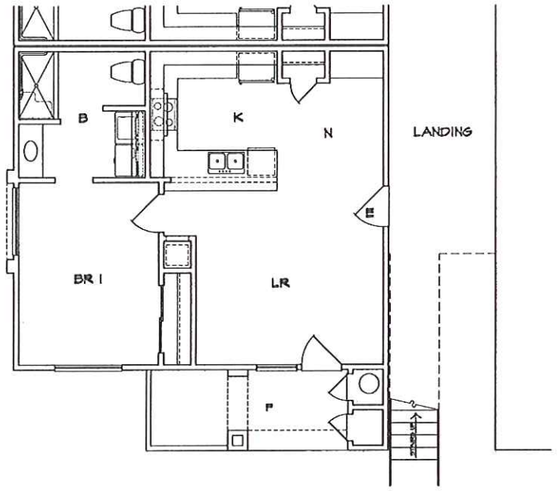
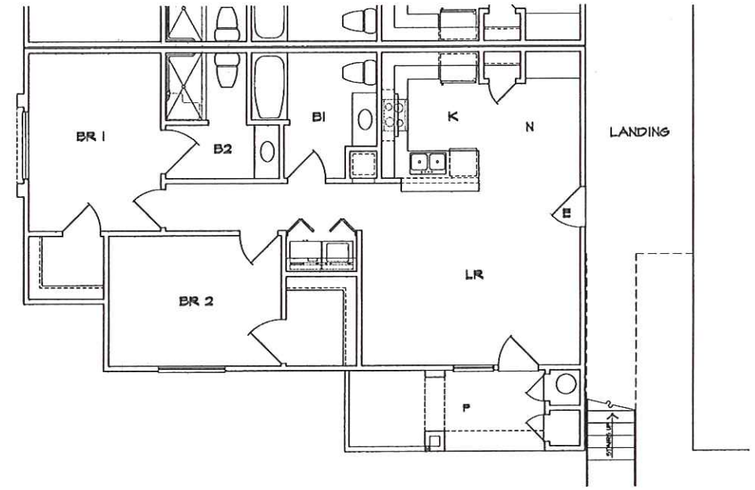
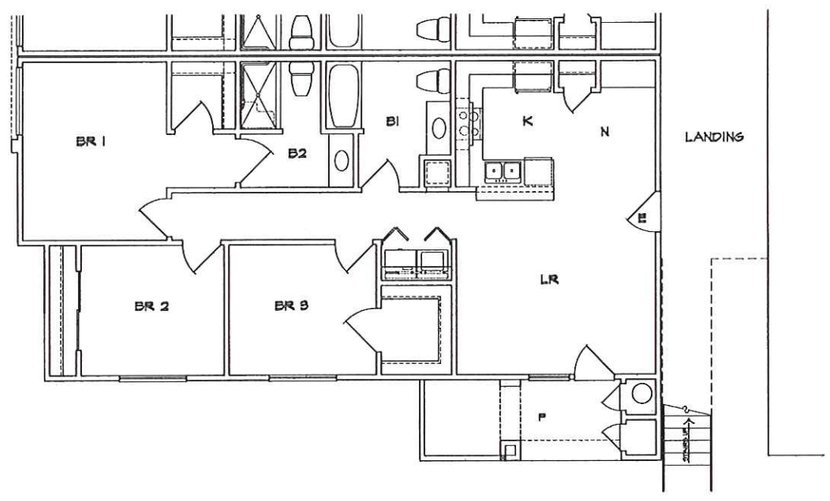


FLOOR PLAN UNIT A - 650 SQ. FT.
1 BR-1 B



FLOOR PLAN UNIT B - 925 SQ. FT.
2 BR-2 B



FLOOR PLAN UNIT C - 1100 SQ. FT.
3 BR-2 B

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FLOOR PLANS

1/4" = 1'-0"

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DATE: 01/25/12
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